



**City Council
Pre Agenda/Regular Meeting Agenda
Monday
March 14, 2016 @ 6:00 pm
Trinity City Hall Annex**

Members Present: Mayor, Jesse Hill; **Council members:** Gene Byerly, Jack Carico and Don Payne, and Steve Lawing.

Others Present: City Manager, Debbie Hinson; City Attorney, Nick Herman; Public Works Director/Stormwater Administrator, Rich Baker; Planning Director, Marc Allred; Assistant Finance Officer, Lisa Beam; Assistant City Clerk, Annette De Ruyter; Randolph County Deputy, Eric Wilson; and other interested parties.

- **Call to Order; Welcome Guests and Visitors**

Mayor Hill called the Meeting to order at 6:01pm and welcomed those present.

- **Pledge of Allegiance and Invocation**

Mayor Hill led the Pledge of Allegiance. Council member Payne gave the Invocation.

- **Closed Session pursuant to NCGS 143.318.11 (a) (4)**

Mayor Hill opened this Item and called for a motion to go into Closed Session at 6:03 pm.

Council member Payne made a motion to go into Closed Session. The motion was seconded by Council member Byerly and approved unanimously with a vote of 4 ayes and 0 nays.

Mayor Hill called for a motion to return to Regular Meeting at 6:26 pm.

Motion by Council member Carico to return to Open Meeting. The motion was seconded by Council member Byerly and approved with a vote of 4 ayes and 0 nays.

Mayor Hill stated no action was taken in Closed Session.

- **Review Proposed Regular Meeting Agenda**

There were no changes to the Proposed Meeting Agenda.

Regular Meeting Begins Here:

I. Council Action to Accept or Amend the Regular Meeting Agenda

Motion made by Council member Payne to approve the Agenda as written. The motion was seconded by Council member Lawing and approved unanimously by a vote of 4 ayes and 0 nays.

Mayor Hill opened the Standing Report and asked Mr. Baker to address Council.

II. Standing Report

A. Ennis Flint Sewer Extension

Mr. Baker gave a brief update on the Ennis Flint Sewer Extension. He shared with Council that he hoped to have the pipe installed and tested, the meter station installed, and clean up completed within a two week period.

B. Monthly Update on Powell Bill Program

Mr. Baker gave a brief update on the Powell Bill program. He shared with Council that there was a bid opening today and (3) three bids were received. The results of the bids will be shared with Council under the New Business of tonight's Agenda.

C. Update on Retreat Topics Regarding Possible Sewer Extensions

Mr. Baker discussed Council's direction at the Annual Retreat regarding possible sewer extension to the Industrial Park Sewer extension. Staff has been working with the EDC and business owners as well as exploring possible grants for this project. He advised Council that he would continue updates on this project.

III. Public Comment Period

Mayor Hill opened the Public Comment period at this time.

Larry Sykes-4908 Elmwood Street, Mr. Sykes discussed the rezoning of the Trinity Heights Subdivision and stated that he was opposed as well as most of his neighbors. I feel as though it is not in the best interest of the neighborhood and someone is pushing this for a profit. I also attended the Planning and Zoning Meeting and I thought this was over at that time.

Curtis Eanes- 4914 Trinity Blvd., Mr. Eanes expressed his disapproval of the Re-Zoning of Trinity Heights Sub-Division. He feels it would be a downgrade to the neighborhood and will not help the home values in this area. I feel this would reduce my home value and not in the best interest of the homeowners.

Robbie Walker- 5915 Surrett Drive, Mr. Walker discussed the possibility for the City to extend sewer to his business (Larry Walker Body Shop). Our business is growing and we are currently on a septic system. There is an existing force main across the road and I am asking that Council consider extending sewer service from Mendenhall to Northern Surret.

Beverly Highfield- 6667 NC Hwy 62, I am here tonight to ask for permission to use the City parking lot to add a drive thru gate at the back of my property allowing me to use a small portion of the city parking lot to enter and exit my property. It is extremely dangerous to back out onto Highway 62.

Mr. Baker advised Council that from a staff point of view this request would be ok.

Ed Lohr-5366 Meadowbrook Road, Mr. Lohr expressed his feeling about the Council and the Re-Zoning. He feels this is the best Council in years. He also expressed his disapproval of the re-zoning of Trinity Heights. My property joins the property in question for re-zoning. I am not in favor.

Harlin Hedgecock-5473 Kimberly Lane, Mr. Hedgecock asked for explanation on the re-zoning. He asked for confirmation that no double wide homes would be allowed. Mr. Hedgecock stated that he had no issues with the re-zoning.

- IV. Consideration of Consent Agenda:** These items are considered routine, non-controversial and are considered and approved by motion, second, and vote.

1. Approval of the Minutes for the February 08, 2016 Meeting Minutes

Mayor Hill opened this item and called for a motion to approve the February 08, 2016 Pre-Agenda and Regular Agenda minutes.

Motion made by Council member Payne to approve the February 08, 2016 minutes as written. The motion was seconded by Council member Lawing and approved unanimously with a vote of 4 ayes and 0 nays.

2. Approve LGC Contract allowing Gibson and Company to complete Audit for City of Trinity 2015-2016 fiscal year as approved in the three year contract.

Mayor Hill opened the LGC Contract allowing Gibson and Company to complete the Audit for the City and turned it over to Manager Hinson for discussion.

Manager Hinson advised the Council that this was merely an annual approval required by the Local Government Commission allowing Gibson and Company to complete the City's Annual Audit.

Motion by Council member Lawing to approve the LGC Contract allowing Gibson and Company to complete the Audit. The motion was seconded by Council member Carico and approved with a vote of 4 ayes and 0 nays.

V. Public Hearings

3. Archdale/Trinity Chamber of Commerce

Mayor Hill opened this item and asked Ms. Beverly Nelson to address Council.

Ms. Nelson gave an overview of what the Chamber has been doing and their plans for 2016.

We are a membership based organization made up of businesses, non-profit organizations, individuals and governments. Our main purpose is serving our members. There are several ways to help our members, but our goal is to help them start a business/company, help them stay in business, or help them grow.

Ms. Nelson thanked Council for the time she was allowed to share information about the A-T Chamber. She welcomes the opportunity to work with the City of Trinity and its businesses and organizations and respectfully request to be included in the 2016-2017 budget.

4. Archdale/Trinity Branch of Randolph County Library

Mayor Hill opened this item and asked Mr. Matt Shaw to address Council.

Mr. Matt Shaw shared with Council information and highlights about the Library as follows:

- The library provides many activities for the residents of Randolph County that includes Children's reading times in the library. We offer an array of activities for the children to enjoy and open their minds and imaginations through reading.
- The library has books, audio books, large print books, magazines and newspapers.
- The Library offers computers for patrons to use as well as Wi-Fi. We offer an array of activities for the children to enjoy and open their minds and imaginations through reading.
- The Library provides meeting rooms when needed for business activities or for corporate meetings.

In closing, Mr. Shaw thanked Council for the opportunity to share the Library Program of events and respectfully requested the Library be included in the 2016-2017 budget at the same amount as previous years.

5. Randolph County Economic Development

Mayor Hill opened this item and asked Ms. Bonnie Renfro to address Council.

Ms. Renfro discussed the purpose of the Randolph County Economic Development. Their mission is to support the growth and development of a diversified and stable economy and the consequent improvement of the local standard of living for Randolph County.

The EDC is a non-profit agency established in 1958. The focus for the EDC is industrial recruitment and the retention, expansion, and succeeded of existing industries. Our consistent goals have been quality job creation, tax base growth, and economic diversification.

Ms. Renfro thanked Mayor and Council for the opportunity to present information to them and the possibility of revisiting business relations with the City.

6. Rezoning of Trinity Heights, Reavis, and Meadowview Subdivisions where sewer is available.

Mayor Hill opened this Item and asked Marc Allred to discuss the Rezoning for the above properties. Mr. Allred presented a proposal to Council for rezoning in Trinity Heights, Reavis and Meadowview Subdivisions. The city needs more density to keep up current infrastructure. When Trinity Heights was subdivided, many parcels were subdivided into one half acre lots by the county. The issue is the vacant lots that are less than 40,000 square feet, but the zoning is R-40. With the R-40, no parcels can be built on lots with this zoning in these areas. This zoning was done by previous

Council because sewer was not available and septic tank regulations were much stricter at the turn of the century.

There was discussion between Council and staff concerning the 37 properties that this rezoning effected, restrictive covenants and the fact that they were not renewed eliminated their use in this matter, no mobile homes allowed in this proposed change, and now that sewer is available to these lots and will allow smaller lot size and development increasing sewer revenues.

At this time, Mayor Hill called for a motion. Attorney Benshoff advised Council members that a motion for a consistency statement would be needed concerning this request as well as a motion for approval should this be approved.

After further discussion the following motions were adopted.

Consistency Motion

Motion by Council member Payne to approve the request based on the consistency of the request with Land Use Plan. The motion was seconded by Council member Carico and approved unanimously by a vote of 4 ayes and 0 nays.

Motion to Approve Rezoning Request

Motion by Council member Payne to rezone the 3 subdivisions depending on where sewer is available from R-40 to R-20. The motion was seconded by Council member Byerly and approved unanimously by a vote of 4 ayes and 0 nays.

7. Addition of R-10 as a Zoning District.

Mayor Hill opened this item and called on Planning Director Allred to review this request.

Mr. Allred began by advising those present that this was a text amendment to the Zoning Ordinance that allows 1 house per 10,000 square feet or 4 houses per acre. This will help increase sewer revenues due to the increase in density created.

Everything in the Permitted Uses Table and in Chapter 8 (Special Uses), which allows for R-12, also allows for R-10. If Special Use is required in R-12 it will also be required in R-10. The biggest difference in these zonings is the lot width. R-12 requires 75 feet in width while R-10 requires 60 feet in width. The front, side and rear setbacks remain the same on both lot sizes.

Planning Director Allred continued review of the proposed change as shown on (Attachment 1) that illustrates changes and differences in the various zonings.

Planning Director Allred referred to the Land Use Plan that indicates this development would take place around the two interstate interchanges that included the Regional Center.

Council member Payne discussed R-10 zoning that is already located within the city limits. He asked how many vacant lots were located in the areas discussed concerning this request.

Planning Director Allred responded that there were approximately 10 parcels in this area.

Council member Payne discussed the demographics in the City and the need for changes that included smaller lot sizes and new developments that appeal to the younger generation. Development of new subdivision will create increase in the tax base as well as sewer revenues for the City.

Recommendations

Planning/Zoning: This board did not recommend approval for this change and voted to leave as is.

There was discussion between Planning Director Allred and Attorney Benshoff concerning the proposed text amendment and the consistency statement regarding this item.

At this time Mayor Hill opened the Public Hearing for anyone who wished to speak for or against this request.

With no one speaking for or against this request, Mayor Hill closed the Public Hearing.

At this time, Mayor Hill called for motion on the statement of consistency regarding this proposed text amendment.

Planning Director Allred stated due to the relationship between this request and the Land Use Plan change request shown in Item # 8 that follows he would discuss how these two items related prior to a vote on this request.

After review and motion concerning Item # 8 Land Use Plan Changes, Mayor Hill returned to item # 7 Addition of R-10 as a Zoning District and called for a motion.

After discussion concerning the specific action needed for this item Mayor Hill read the specific action needed for this item from the summary sheet as follows: ***a motion to approve the addition of R-10 to the Zoning Ordinance. This will help the City to increase its density to help preserve tax rates and provide enough housing stock for the future which is in the best interest of the City's citizens.***

Council member Carico made a motion to adopt the above statement read by Mayor Hill. The motion was seconded by Council member Payne the vote was as follows:

<i>Council members Payne and Carico</i>	<i>Yea</i>
<i>Council member Byerly</i>	<i>Nay</i>
<i>Council member Lawing</i>	<i>Abstaining</i>

This vote resulted in a tie vote.

8. Land Use Plan Changes.

Mr. Allred began discussion by stating this proposed change will allow for commercial in Mixed Land Use District within ¼ of a mile from the Regional Center and Center City. It allows for commercial in the Employment Center and Institutional (defined as a society or organization founded for a religious, educational, social, or similar purpose) to be allowed in all Land Use Districts.

In conclusion, Mr. Allred reviewed the Detailed Future Land Use Categories as shown in (Attachment 2) and called for questions regarding the Land Use Plan.

At this time Council member Payne made a motion to adopt the Land Use Plan to R-10 in the Regional Center. The motion was seconded by Council member Carico and approved as follows:

<i>Council members Payne and Carico</i>	<i>Yea</i>
<i>Council member Byerly</i>	<i>Nay</i>
<i>Council member Lawing</i>	<i>Abstaining</i>

After the vote, Attorney Benshoff discussed with Council member Lawing that an abstaining vote in this matter would count as a vote in the affirmative. After the discussion the vote remained the same and therefore carried by a vote of 3 ayes and 1 nay.

VI. Funding Requests

9. Consider contribution to Run 5 Feed 5 (K) event sponsored by the Community Outreach of Archdale-Trinity (COAT)

Mayor Hill opened this Item and discussed with Council the possibility of funding this program again this year and his feelings that this program is crucial to the children who receive back packs from this program. The monies used to contribute to this program come from the ATM revenues.

Mayor Hill shared with Council that the City donated \$ 500.00 last year to this program.

After discussion between the Council members, *Council member Payne made a motion to approve a donation of \$1000.00 to the Run5 Feed 5. The motion was seconded by Council member Carico and approved unanimously with a vote of 4 ayes and 0 nays.*

VII. New Business

10. Award Bid/Bids for Powell Bill Expenditures.

Mayor Hill opened this Item and asked Mr. Baker to address Council.

Mr. Baker shared with Council three (3) bids were submitted today during the bid openings. We broke the bids down into two contracts, Contract A which is Circle Drive and Kimberly Lane, and Contract B which will be Grove Street and Warren Street.

The three bids were very competitive but the lowest responsible bidder was Waugh Paving. Contract A totals \$499,260.77 and Contract B totals \$233,605.49.

Mr. Baker asked Council to award the bid for Contract A and Contract B to Waugh Paving. It was his feeling acceptance of these bids will put the City in great shape concerning the Powell Bill Funds for next year.

After discussion, *Council member Carico made a motion to accept the Waugh Paving bid. The motion was seconded by Council member Payne and approved unanimously with a vote of 4 ayes and 0 nays.*

VIII. Code Enforcement Report and Permits Report

Mayor Hill opened this Item and asked Marc Allred to discuss these reports with Council.

Mr. Allred discussed the Code Enforcement Report sharing with Council that in the month of February there were 6 new cases open and 7 cases were closed.

Mr. Allred did share with Council the pool located on the property at 4828 Colonial Circle has been drained and the owner has agreed to allow the City of Trinity to fill in the pool. She will repay the City with a payment plan for reimbursement. The approximate cost will be \$2,500.00 to \$2,600.00.

IX. Business from City Manager and Staff

Staff Comments

Mr. Baker discussed the following items:

The dates for City Haul were set for April 28, 29 and 30.

There will be an Infrastructure Meeting on Monday March 21, 2016

Annette deRuyter informed those present about a Jacob Carroll pick up on Friday March 18th at 8:30 am.

X. Business from Mayor and Council

None

XI. Adjournment

With no other business to discuss, *motion was made by Council member Payne to adjourn the March 14, 2016 meeting at 9:07 pm. The motion was seconded by Council member Carico and approved unanimously with a vote of 4 ayes and 0 nays.*